


Wain
HOMES



A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

HILLWOOD GARDENS

DEVELOPMENT PLAN



2 Bedroom House

- Torrington
- Tulipwood
- FOG

3 Bedroom House

- Laurel
- Coral
- Linden
- Acacia
- Milton
- Chestnut

4 Bedroom House

- Walnut
- Madeira
- Mulberry
- Sycamore
- Oak

Other

- Affordable Housing
- Apartment Blocks A-B
- Chinley
- * Discounted Market Price 'Section 106 Home'.



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HILLWOOD GARDENS SPECIFICATION

SILVER SPECIFICATION DETAILS

FOG | TULIPWOOD | TORRINGTON | LAUREL | CORAL | LINDEN | ACACIA

KITCHENS AND UTILITY

- Luxury Fitted Kitchen with a Choice of Finishes*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven
- AEG Induction Hob
- Electrolux Stainless Steel Extractor Fan
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- LED Strip Light
- 60cm Glass Splashback
-

Bathrooms

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles From Tileflair*
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Sockets to all Bathrooms and En-suites

Bedrooms

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Point with Cat 6 Wiring to Master Bedroom

Heating System

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat
-

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wainhomes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with Cat 6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Deta Stainless Steel Sockets to Kitchen and Adjoining Room
- 5 Panel Oak Doors
- White downlights to the Kitchen Area

EXTERNAL FEATURES

- White PVCu Double Glazed Windows
- French Doors
- Black PVCu Fascia & Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- Gardens Turfed/Landscaped to the Front
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

Warranties

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



AEG



Honeywell

** Upgraded Kitchen Choices Available * Subject to build stage



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HILLWOOD GARDENS SPECIFICATION

GOLD SPECIFICATION DETAILS

MILTON | MADERIA | WALNUT

KITCHENS AND UTILITY

- Luxury Fitted Kitchen with a Choice of Finishes*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven
- AEG Induction Hob
- Electrolux Stainless Steel Extractor Fan
- Integrated Zanussi Fridge Freezer (4 Bed only)
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- LED Strip Light
- 90cm Glass Splashback

Bathrooms

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles From Tileflair*
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Sockets to all Bathrooms and En-suites

Bedrooms

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Point with Cat 6 Wiring to Master Bedroom

Heating System

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat
-

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wainhomes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with Cat 6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Deta Stainless Steel Sockets to Kitchen and Adjoining Room
- 5 Panel Oak Doors
- White downlights to the Kitchen Area
- Fitted Security Alarm

EXTERNAL FEATURES

- PVCu Double Glazed Windows
- French / BiFold Doors
- PVCu Fascia & Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- Gardens Turfed/Landscaped to the Front
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

Warranties

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



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HILLWOOD GARDENS SPECIFICATION

PLATINUM SPECIFICATION DETAILS

SYCAMORE | MULBERRY

KITCHENS AND UTILITY

- Luxury Fitted Kitchen with a Choice of Finishes*
- Silestone Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven
- AEG Induction Hob
- Electrolux Stainless Steel Extractor Fan
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- LED Strip Light
- 90cm Glass Splashback

Bathrooms

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles From Tileflair*
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Sockets to all Bathrooms and En-suites

Bedrooms

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Point with Cat 6 Wiring to Master Bedroom

Heating System

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat
-

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wainhomes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with Cat 6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Deta Stainless Steel Sockets to Kitchen and Adjoining Room
- 5 Panel Oak Doors
- White downlights to the Kitchen Area and All Wet Rooms
- Fitted Security Alarm

EXTERNAL FEATURES

- PVCu Double Glazed Windows
- BiFold Doors
- PVCu Fascia & Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- Gardens Turfed/Landscaped to the Front
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

Warranties

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty
-



AEG



Honeywell

** Upgraded Kitchen Choices Available * Subject to build stage



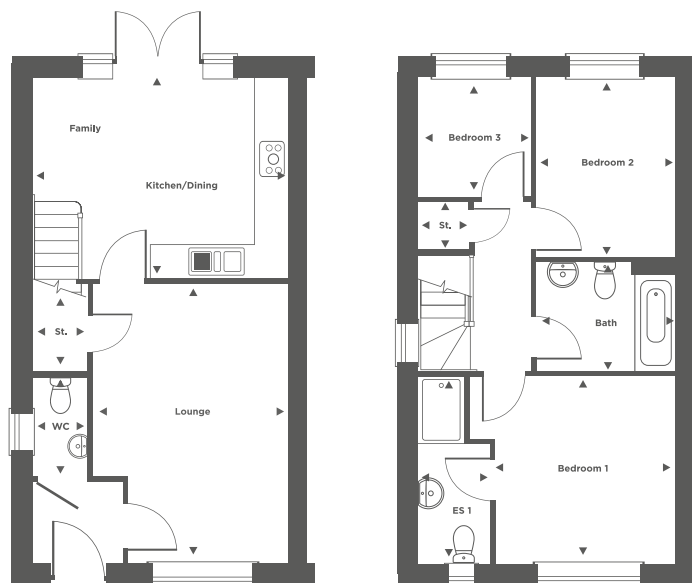
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The Laurel

3 BEDROOM SEMI DETACHED HOME



Kitchen/Dining	4505mm x 3555mm	14'9" x 11'7"
Lounge	3445mm x 4965mm	11'3" x 16'3"

Bedroom 1	3160mm x 3360mm	10'4" x 11'0"
Bedroom 2	2430mm x 3760mm	7'11" x 12'4"
Bedroom 3	1980mm x 2100mm	6'5" x 6'10"



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The Madeira

4 BEDROOM DETACHED HOME



Kitchen/Dining	7110mm x 3935mm	23'3" x 12'10"
Lounge	3410mm x 5520mm	11'0" x 18'1"
Study	2010mm x 2325mm	6'7" x 7'7"

Bedroom 1	3690mm x 3945mm	12'1" x 12'11"
Bedroom 2	3675mm x 3070mm	12'0" x 10'0"
Bedroom 3	3410mm x 3530mm	11'2" x 11'6"
Bedroom 4	3315mm x 3375mm	10'10" x 11'0"



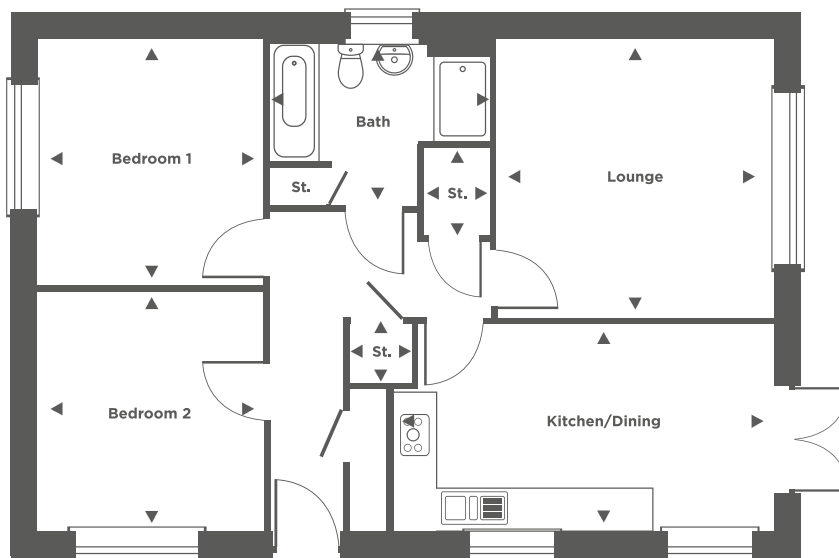
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The Torrington

2 BEDROOM BUNGALOW HOME



Kitchen/Dining	5400mm x 2950mm	17'8" x 9'8"
Lounge	3900mm x 3960mm	12'9" x 12'11"

Bedroom 1	3220mm x 3495mm	10'6" x 12'11"
Bedroom 2	3260mm x 3410mm	10'8" x 11'2"



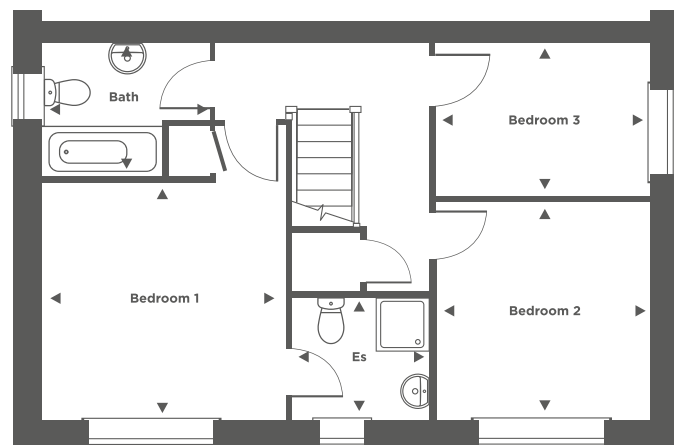
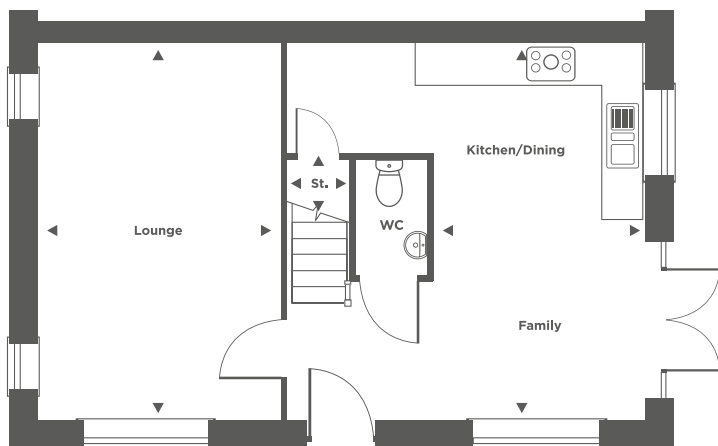
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The Acacia

3 BEDROOM SEMI DETACHED/DETACHED HOME



Kitchen/Dining	5040mm x 5300mm	16'6" x 17'4"
Lounge	3440mm x 5315mm	11'3" x 17'5"
Bedroom 1	3440mm x 3350mm	11'3" x 10'11"

Bedroom 2	3015mm x 3075mm	9'10" x 10'1"
Bedroom 3	3025mm x 2135mm	9'11" x 7'0"



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Apartment Blocks A-B

2 BEDROOM APARTMENTS



APARTMENT TYPE 1

Kitchen/Lounge	3958mm x 5138mm	13' x 16'10"
Bedroom 1	4683mm x 2619mm	15'4" x 8'7"
Bedroom 2	3814mm x 2617mm	12'6" x 8'7"

APARTMENT TYPE 2

Kitchen/Lounge	7110 x 3163mm	23'4" x 10'5"
Bedroom 1	3369mm x 3460mm	11' x 11'4"
Bedroom 2	3654mm x 2835mm	12' x 9'4"



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Apartment Blocks A-B

2 BEDROOM APARTMENTS



APARTMENT TYPE 3

Kitchen/Lounge	3793mm x 7223mm	12'5" x 23'8"
Bedroom 1	3954mm x 3071mm	13' x 10'1"
Bedroom 2	2773mm x 3435mm	9'1" x 11'3"



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